

Australian Unity Mortgage Income Trust

ARSN 090 082 803

Australian Unity Wholesale Mortgage Income Trust

ARSN 102 713 824

Announcement – 7 November 2012

Termination of the Australian Unity Mortgage Income Trust and Australian Unity Wholesale Mortgage Income Trust

After careful consideration, Australian Unity Funds Management Limited, as Responsible Entity for the Australian Unity Mortgage Income Trust and the Australian Unity Wholesale Mortgage Income Trust (together “Trusts”), has decided to wind up the Trusts commencing **5 December 2012**.

Under the powers permitted in the Trusts’ Constitutions, we will commence an orderly liquidation of the Trusts’ assets and progressively return capital to all investors in an equitable manner. The table below outlines the effect of this decision for you and your investment.

Your PREVIOUS investment position	Your NEW investment position as a result of the decision to terminate the Trust
<ul style="list-style-type: none"> You were able to apply to withdraw a portion of your investment capital via two withdrawal options. A maximum monthly withdrawal of 3% of Net Asset Value of the Trust was available. Income distributions were paid monthly. 	<ul style="list-style-type: none"> The current withdrawal offer, dated 31 August 2012, will cease immediately. An initial payment, anticipated at up to 10% of your current investment in the Trust, will be made prior to Christmas 2012. Subsequent payments are expected to be made on a six-monthly basis, commencing in June 2013. Monthly income distributions will cease from the date of this Announcement. Any future income will be distributed over time with future repayments of capital, as part of the distribution of the Trusts’ assets.

Investors have the right to call a meeting to consider the proposed termination within 28 days of the date of this Announcement. Otherwise, the termination will commence on 5 December 2012. We will then commence orderly liquidation of the Trusts’ assets and progressively return capital to investors in an equitable manner under the powers permitted in the Trusts’ Constitutions.

We anticipate that the termination process may take until the end of 2015, when the last loan in the Trusts’ portfolio is expected to be refinanced. However, due to market conditions and other factors, this timeframe may change. We will continue to regularly communicate with investors on the progress of the Trusts’ wind up.

Importantly, our continued aim during the Trusts’ wind up process will be to return the full amount of invested capital to investors, together with any net income over this period.

For more information

A Q&A document is available containing more information about the wind up and termination. We will continue to provide regularly updated information on the Trusts in the Continuous Disclosure Notice.

Please refer to the ‘Quick Links’ section of this website or contact Investor Services on **13 29 39** for copies of these documents.

Notice issued by:

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Notice applicable to:

Australian Unity Mortgage Income Trust	AUS0020AU
Australian Unity Wholesale Mortgage Income Trust	AUS0116AU